



Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415

PLANNING & ZONING COMMISSION

WEDNESDAY, January 5, 2022

7:00 P.M.

Virtual Meeting held via ZOOM.

Members Present: Chairman J. Mathieu, Vice Chair J. Novak, B. Hayn, M. Kehogreen, S. Smith, M. Noniewicz

Others Present: Planning Director M. Bordeaux, ZEO D. Schaub

MINUTES

1. **Call to Order – Vice Chair Novak called the meeting to order at 7:06 pm.**
Chairman Mathieu joined the meeting at 7:08 pm
2. **Additions to the Agenda – None**
3. **Minutes of Previous Meeting**
 - a. December 1, 2021 – Motion to approve minutes by B. Hayn, 2nd by M. Kehogreen. *Vote was unanimous, motion carried.*
4. **Public Hearings**
 - a. 75 Lebanon Ave LLC – Regulation Amendment (2021-014) – B. Hayn is applicant and recused himself from this portion of the meeting. D. Schaub read the legal notice of the public hearing. Planning Director M. Bordeaux introduced the application before the Commission. He stated that the applicant is proposing a change to the current regulations for the Future Development District to allow development of a parcel with only a private well and septic system, removing the requirement for the developer to pay for the cost of extending the public water and sewer to the site. This will allow low-intensity use to begin to develop the area. Charles Dutch, Dutch & Associates, spoke on behalf of the applicant. Chairman Mathieu asked if there was anyone who would like to speak in favor of the application. Hearing none, he asked if anyone would like to speak in opposition to the application. J. Fedus spoke in opposition due to potential violation of state statutes. Water and Sewer Chairman S. Coyle spoke in opposition to the application, stating that he believes this creates a disincentive to connect to public utilities once they are available unless there is a mandate added. G. Transue spoke about the history of the public utility area in town. J. Fedus questioned the Commission's ability to modify the application rather than just approve/deny. Motion by M. Noniewicz to close Public Hearing, 2nd by J. Novak. *Vote was unanimous, motion carried.* Public Hearing closed. B. Hayn rejoined the meeting.

RECEIVED
COLCHESTER, CT
2022 JAN 10 PM 2:37

5. **Five Minute Session for the Public** – None
6. **Pending Applications** – None
7. **New Applications**
 - a. 75 Lebanon Ave LLC – Regulation Amendment (2021-014) – Motion to move deliberation/action to next meeting by M. Noniewicz, 2nd by J. Novak. B. Hayn abstained. *Vote was unanimous, motion carried.*
 - b. Niantic Bay Group LLC – 347 Cabin Rd – Resubdivision pursuant to CGS 8-30g (2021-015) – application received for the development of affordable housing.
8. **Preliminary Reviews**
 - a. Senior Center Building Committee – Lebanon Avenue – Site Plan Review – Senior Center Building Committee Chairman T. Tarnowski and C. Nardi, Silver Petrucelli, discussed the site plan for the new Senior Center building on Lebanon Ave. Designs for traffic flow, parking and foot traffic were discussed.
9. **Old Business** – None
10. **New Business**
 - a. 75 Lebanon Ave LLC – Regulation Amendment (2021-014) – Deliberation tabled, no action taken.
11. **Planning Issues and Discussions** – M. Bordeaux stated his preference to continue virtual meetings until the COVID numbers improve. A survey for community input on the Affordable Housing Plan is being developed. It will run for three weeks. There will also be a community workshop.
12. **Correspondence** – None
13. **Adjournment** – Motion to adjourn by M. Noniewicz, 2nd by B. Hayn. *Vote was unanimous, motion carried.* Meeting adjourned at 8:56 pm.

Respectfully submitted by,

Stacey Kilgus, Clerk